



Town of Merrimack, New Hampshire

Community Development Department

603 424-3531

6 Baboosic Lake Road

Fax 603 424-1408

Town Hall - Lower level - East Wing

www.merrimacknh.gov

Planning - Zoning - Economic Development - Conservation

RESULTS OF MERRIMACK ZONING BOARD OF ADJUSTMENT WEDNESDAY, JANUARY 27, 2021

Board members present: Richard Conescu, Patrick Dwyer, Lynn Christensen, Ben Niles and Alternate Drew Duffy

Board members absent: Rod Buckley

Staff present: Robert Price, Planning & Zoning Administrator

1. Call to Order

Richard Conescu called the meeting to order at 7:04 p.m.

2. Roll Call

Richard Conescu appointed Drew Duffy to sit for Rod Buckley.

Richard Conescu read the procedures and processes for the virtual meeting. Patrick Dwyer read the preamble.

- 3. Brian Allen (petitioner) and Kali Construction, LLC (owner)** – Special Exception under Section 2.02.13 (E) (6) of the Zoning Ordinance to permit a single family dwelling 11.5 feet from the side property line whereas 15 feet is required. The parcel is located at 7 Loop Road in the C-1 (Limited Commercial), Aquifer Conservation, Town Center Overlay and Elderly Housing Overlay Districts. Tax Map 5D-4, Lot 067. Case # ZBA 2021-01.

Petitioner was represented by: Brian Allen, petitioner

Public Comment was received from: Paul English, 5 Loop Road

The Board voted 5-0-0, on a roll call vote, to grant the special exception, on a motion made by Lynn Christensen and seconded by Patrick Dwyer.

- 4. Wonderland Farm, LLC (petitioner) and Linda Raymond (owner)** – Variance under Section 2.02.1 of the Zoning Ordinance to permit Commercial uses (sales of Christmas trees & accessory uses) in the R-1 (Residential) District. The parcels are located at 105 and 107 Turkey Hill Road in the R-1 (Residential, by soils), and Aquifer Conservation Districts. Tax Map 4C, Lots 229 and 229-01. Case # ZBA 2021-02.

Petitioner was represented by: Brett Allard, Bernstein-Shur, petitioner's legal counsel; Derek Gagnon, petitioner

Public Comment was received from: Lori Liberty, 11 Acacia Street; Debra Uttero, 5 Acacia Street.

The Board voted 5-0-0, on a roll call vote, to grant the variance, with conditions, on a motion made by Lynn Christensen and seconded by Patrick Dwyer.

5. Discussion/possible action regarding other items of concern

Discussion only.

Lynn Christensen left the meeting at 8:16 p.m.

6. Approval of Minutes – December 30, 2020

The Board voted 4-0-0, on a roll call vote, to approve the minutes of December 30, 2020 on a motion made by Patrick Dwyer and seconded by Drew Duffy.

7. Adjourn

The Board voted 4-0-0 to adjourn at 8:17 p.m. on a motion made by Drew Duffy and seconded by Ben Niles.